

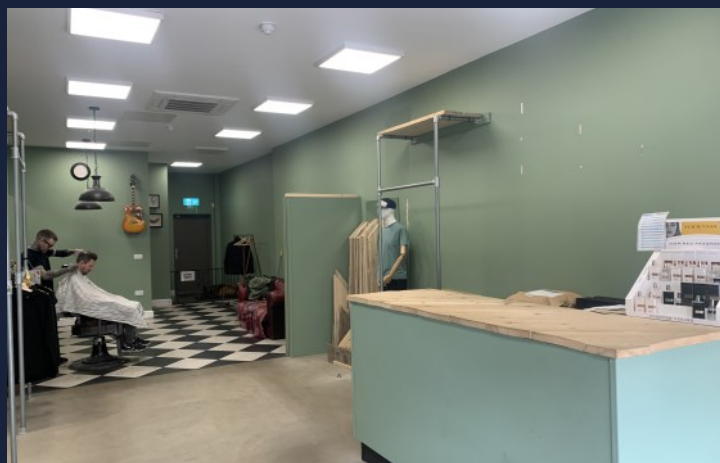
MODERN SHOP UNIT TO LET

Vickers
carnley



14 CROSS STREET, WAKEFIELD, WF1 3BW

- 710 sq ft / 66 sq m
- Located in the popular food quarter
- Good display frontage
- Kitchen & Wc facilities
- On street car parking
- Within walking distance of both railway and bus station



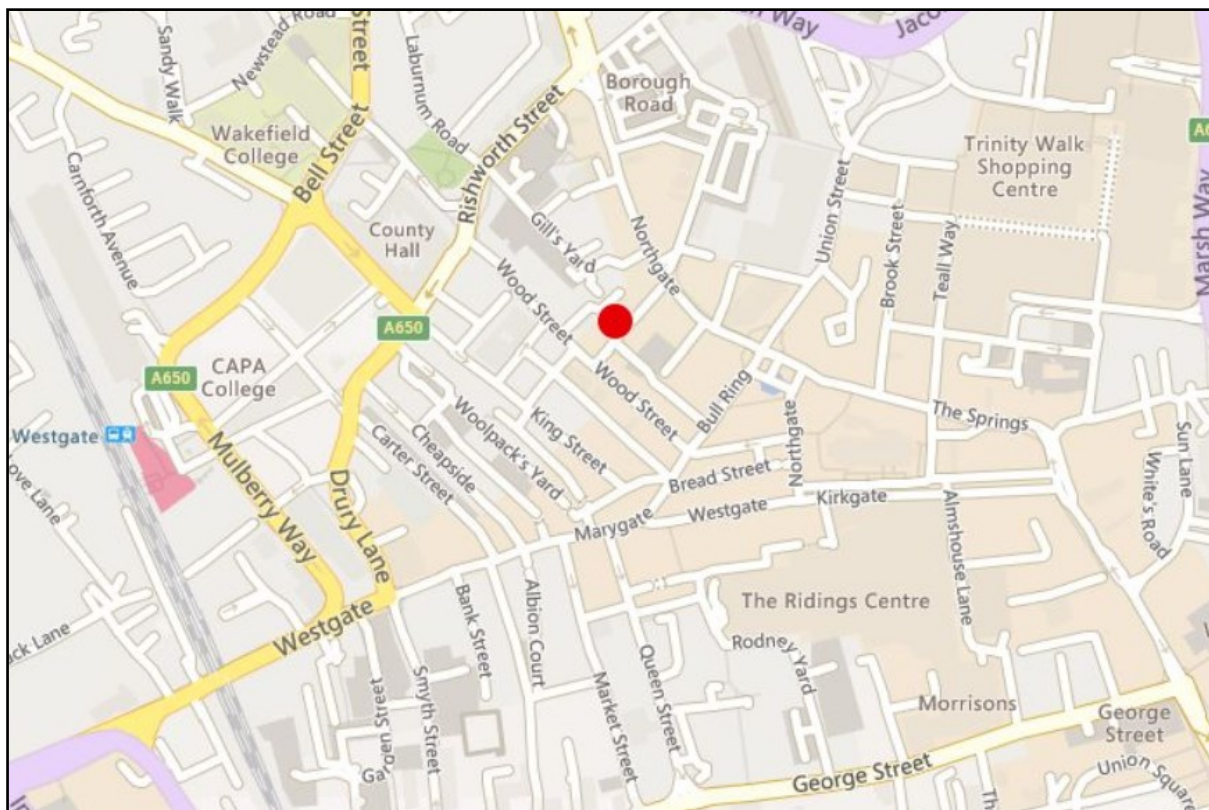
DESCRIPTION

This is a well appointed and generously sized modern retail unit situated within the popular parade on Cross Street in the heart of Wakefield city centre. The property would suit a variety of uses.

LOCATION

The property forms part of a parade of shops on Cross Street within a three storey building known as Cross Street Chambers.

Cross Street links Northgate and Wood Street in the city centre and is occupied by a number of independent food businesses including Jose's Tapas Restaurant, Corarima, The Spicy Biker & Gyros Bro's.



ACCOMODATION

Shop frontage - 12ft 11in

50ft 2in x 14ft 2in = 710 sq ft

Total gross area = 710 sq ft (Includes kitchen and Wc facilities)

LEASE

The premises are available by way of a Full Repairing and Insuring lease for a term to be decided.

RENTAL

£13,500 per annum

RATES

We understand from the VOA website that the rateable value for the property is currently £7,400. The rates payable is calculated by applying the current small business rates multiplier of 49.9p. Interested parties are advised to confirm the above figures with the local authority.

SMALL BUSINESS RATES RELIEF

Subject to eligibility businesses occupying a property with a rateable value of £12000 and below will receive 100% relief between £12000 and £15000 they will receive tapered relief.

For more information please contact the local authority on 01977 727121.

LEGAL COSTS

Each party is responsible for their own legal costs.

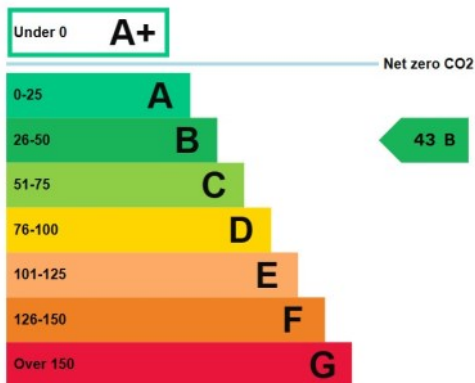
VAT

All prices quoted are exclusive of VAT which will be charged in addition at the standard rate where applicable.

VIEWING

Strictly by prior appointment with sole agents Vickers Carnley where Lee Carnley or Isobel Smith will be pleased to assist. Please call our office on 01924 291500 to arrange a viewing.

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

GENERAL INFORMATION

- All measurements, areas and distances quoted are approximate only.
- Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.
- Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
- Vickers Carnley have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
- All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.
- These particulars were created April 2024 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.